

TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents

57-111
04755

That I, **Jeffrey F. Karter** of Waterville, Kennebec County, Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Jeffrey F. Karter and Scott O'Brien**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 44 Johnson Heights, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Jeffrey F. Karter and Scott O'Brien, as joint tenants and not as tenants in common, their heirs and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings thereon, located in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a stone bound in the intersection of the easterly line of Main Street and the northerly line of Edwards Street; thence northerly in the easterly line of Main Street, a distance of eighty-one and seven tenths (81.7) feet to an iron pin marking the southwesterly corner of land now or formerly of Clara M. Carrigan; thence easterly along the southerly line of said Carrigan, a distance of ninety-two and seven tenths (92.7) feet, more or less, to the southeast corner of said Carrigan; thence southeasterly a distance of twenty-seven and three tenths (27.3) feet, more or less; thence easterly a distance of twenty-seven and six tenths (27.6) feet, more or less; thence southerly a distance of sixty and eight tenths (60.8) feet, more or less, to the northerly line of Edwards Street; thence westerly along the northerly line of Edwards Street a distance of about eighty-four and seven tenths (84.7) feet to the stone bound begun at.

BEING the same premises acquired by Jeffrey F. Karter by Warranty Deed from Robert T. Thibodeau and Jeannette M. Thibodeau dated May 23, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3738, Page 98.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jeffrey F. Karter and Scott O'Brien, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

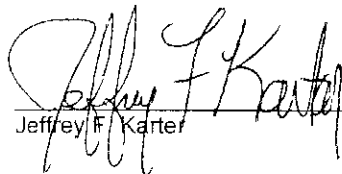
AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Jeffrey F. Karter have hereunto set my hand and seal this 6th day of October, 2004.

Signed, Sealed and Delivered
in the presence of



Witness



Jeffrey F. Karter

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57-111

STATE OF MAINE
County of Kennebec, ss.

Personally appeared before me on this 6th day of October, 2004, the above-named, Jeffrey F. Karter, and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

ROBERT M. MARDEN
Attorney at Law/Notary Public, Maine
My Commission expires December 4, 2009

Received Kennebec SS.
10/12/2004 11:03AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS